

## ***Program Contacts***

### **Program Manager**

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Special Tenant Improvement Program for  
Vacant Buildings

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### **Program Partners ? Primary Contacts**

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#### ***Fire***

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#### ***Planning***

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### ***Development Opportunities in San Jose***

*In accordance with the Americans with Disabilities Act, City of San Jose materials can be made available upon request in alternative formats such as Braille, large print, audio tape or computer disk. Requests may be made by calling (408) 277-4541 (v) or (408) 998-5299 (TTY)*



## ***Special Tenant Improvement Program in Vacant Buildings***

*for  
Industrial and R&D Uses in San Jose,  
and for Office Uses in the Downtown  
Core Area*



***Expanded Incentive Program!***

## ***Objectives***

- ?? ***Provide financial incentives for Industrial and R&D uses in San Jose, and for office uses in the Downtown Core Area.***
- ?? ***Provide Expedited plan review services that brings all development review partners together in a review process.***

## ***Financial Incentives***

### ?? **Construction Tax Suspension:**

Suspends the collection of the Building and Structural Construction Tax for qualifying projects.

### ?? **Plan Check Fee Deferrals:**

Defers the payment of plan check fees until permit issuance.

### ?? **Phased Project Payment Plan:**

Installment payments of plan review and permit fees can be made for a qualifying phased project according to the phasing plan.

## ***Expedited Plan Review and Inspection***

- ?? **One Start Permit Process:** A Special Tenant Improvement (STI) team will be assembled from different City Agencies to address all development review issues in a single Expedited review process. Processing fees will be assessed according to Expedited Plan Review fee Schedule.
- ?? **Unlimited Scope of Project Review:** There are no limits to size or complexity for qualifying projects.
- ?? **Design Review Assistance:** Provide preliminary review meetings for design consultants during the design phase to resolve difficult code interpretations.
- ?? **Enhanced Inspection Services:** The Guaranteed next day inspection service is available through Expedited Inspection Fee program upon request.

## ***Implementation Schedule***

- ?? **Program Effective Date:** From November 1, 2003 to April 30, 2005.

# ***Development Opportunities in San Jose***